



Island Station Neighborhood District Association

Milo Denham, Chair
YVonne Tyler, Vice Chair

Adria Decker, Secretary
Colin Hyzy, Treasurer

Kathy Hyzy, Communication Director
Ellen Chaimov, Membership Director

Motto: Celebrating nature in an urban environment.

E-Mail: islandstationnda@gmail.com

Draft

Island Station NDA Meeting Minutes

June 20, 2018

We had 19 people attending, 14 neighbors and five guests:

- Luke Strait Milwaukie Police Department
- Sylvia Ciborowski JLA Public Involvement
- Alex Joyce Cascadia Partners
- Alma Flores City of Milwaukie Community Development
- Brian Harper Metro

6:35 Call to order

6:40 Welcome and Introductions: name and where you live

Call for additional agenda items

- No new topics were brought up

6:43 Approve Minutes from April & May Meetings

- Motion to approve minutes for April and May meetings was made by Dave Tyler, Seconded Ellen Chaimov. Motion to approve passed unanimously

6:44 Police report

- New K9 unit coordinator
- Opening for traffic officer, current moved to detectives
- Two new officers to be sworn in
- Good coverage for 4th of July
- Speed Radar Van is a leased program that requires someone sitting in it 40 hours a week
- The police department used to use retired or about to retire police officers
- No viable applicants at this time, so the van is not being used.

6:50 Treasurer's Report – Colin Hyzy

- \$15,352.22 in the bank, no outstanding checks or debits
- Commitments = \$2,335
 - Emergency preparedness storage container,
 - ArtMOB's MAXimize Music Program
- A motion to commit \$2,000 to fund this summer's picnic fund was made by Pam Denham, and seconded Charles Bird.
 - The motion passed unanimously
- A motion to contribute \$125 to grange for use of hall for past 6 months was made by Joann Bird, and seconded Dave Tyler
 - The motion passed unanimously



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6:56 Affordable Housing/Cottage Cluster Presentation & Discussion

Alma Flores Community Development Coordination for City of Milwaukie, Sylvia Ciborowski JLA Public Involvement, Alex Joyce from Cascadia Partners, Brian Harper with Metro

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- Housing affordability study: doesn't actually mean affordable housing. General policy making activities involving full spectrum of housing.
- Focus is on mitigating gentrification and preventing displacement through various strategies
 - The City's focus has turned to a feasibility study of Cottage Clusters
- "Missing Middle" market for housing is not a problem unique to Milwaukie: this is a major problem regionally and nationally

Cottage Clusters

- A cottage cluster is a group of single homes that are arranged around a common court
 - Example: The Commons in Bend, Sabin Green by Orange Splot
 - Cottage form tends to fit character of surrounding neighborhoods better
- Three phases to the Project studying Cottage Clusters:
 - 1) Learn
 - 2) Design
 - 3) Implement
 - Currently in Phase 1 – Learn
 - Develop engagement strategy
 - Establish Stakeholder Advisory Group (SAG) – Ellen Chaimov, ISNDA liaison to SAG
 - Will meet 4 times
 - SAG will define performance measures
 - Phase 2) Design
 - Run Pro Forma analysis to see if project is financially feasible
 - Performing a code analysis to see if Milwaukie City Code allows for these affordable options, potential rewrite for best practices
 - Phase 3) Implementation: build cottage clusters if approved
- Metro granted EPA money to Milwaukie for brownfield environmental study (~\$30-35k)
 - Brownfield environmental study is to see if property was contaminated.
 - Found some hotspots as expected but no major problems.
- Metro equitable housing grant: got grant from Metro to fund cottage cluster study (\$65K)



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Questions

- Charles Bird: 1) Have not established that this is what the community wants to happen at this site 2) What's the go/no go line or metrics for the project?
 - Answer: more about establishing the range of options
 - What is the standard of feasibility?
- Alicia Hamilton: 1) Are you just trying to figure out what is most feasible for each property or is it possible that it won't happen at all?
 - More about fine tuning the code
- Colin Hyzy: Clarify whether this project will give the final go ahead?
 - No, just analysis. Project is focused on the larger lessons that could be applied elsewhere
- Joanne Bird: We haven't been included in this process and I'm not happy.
 - Community engagement process
 - This is a typical property transaction
 - We are not in any development phase. This is the due diligence phase.
- Milo Denham: Is the focus still on homeless families with schoolchildren?
 - No, this is no longer the focus of the use of the TriMet remnant property
- Ellen Chaimov: Who are the landowners? Will something definitely be built there?
 - Landowners: only currently identified site is TriMet site. Have put out calls, have ~6 interested parties. 2 in Ardenwald, 1 in Llewelling. Moving target
 - This process is to study 3 different concepts for each lot and present findings
- Serafina: has this been purchased?
 - Not finalized yet, doing due diligence

Committee Reports

- PSAC
 - Bicyclists don't ring their bells enough on Trolley Trail and on Riverfront Trail (through Milwaukie Bay Park and through WES's Kellogg Creek Park)

Events

- South Downtown Plaza Open House June 26th
 - Light rail plaza – farmer's market by post office
- 9K for K9 walk
 - Walk to help fund K9 project

Motion to adjourn Pam Denham, Seconded Colin Hyzy, adjourned